

1 BILL NO. R-83-09-31

2 RESOLUTION NO. R-72-82

3 A RESOLUTION FINDING, DETERMINING  
4 AND RATIFYING AN INDUCEMENT RESOLUTION  
5 OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
6 AUTHORIZING THE ISSUANCE AND SALE OF  
7 \$350,000.00 ECONOMIC REVENUE BONDS OF THE  
8 CITY OF FORT WAYNE, INDIANA,  
9 FOR THE PURPOSE OF INDUCING THE APPLICANT,  
10 HARDEN INDUSTRIES, INC.  
11 TO PROCEED WITH THE ACQUISITION  
12 CONSTRUCTION AND EQUIPPING OF THE PROJECT.

13 WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is  
14 authorized by I.C. Sec. 36-7-12 (the "Act") to issue revenue  
15 bonds for the financing of economic development facilities, the  
16 funds from said financing to be used for the acquisition,  
17 construction and equipping of said facilities, and said facili-  
18 ties to be either sold or leased to another person or directly  
19 owned by another person; and

20 WHEREAS, Harden Industries, Inc. (the "Applicant") has  
21 advised the Fort Wayne Economic Development Commission and the  
22 Issuer that it proposes that the Issuer acquire and equip an  
23 economic development facility and sell and/or lease the same to  
24 the Applicant or loan proceeds of an economic development  
25 financing to the Applicant for the same, said economic develop-  
26 ment facility to be purchase of building, real estate and impro-  
27 vements needed prior to occupancy and purchase of required  
28 equipment, to be located at 7001-7003 Ardmore Avenue, Fort Wayne,  
29 Indiana including the costs of issuance (the "Project"); and

30 WHEREAS, the diversification of industry and an increase in  
31 7 jobs within one year and 47 jobs within three years to be  
32 achieved by acquisition and construction and equipping of the  
Project will be of public benefit to the health, safety and  
general welfare of the Issuer and its citizens; and

WHEREAS, having received the advice of the Fort Wayne  
Economic Development Commission, it would appear that the  
financing of the Project would be of public benefit to the



1 health, safety and general welfare of the Issuer and its  
2 citizens; and

3 WHEREAS, the acquisition and construction of the faci-  
4 lity will not have an adverse effect on any similar facility  
5 already constructed or operating in or about Fort Wayne,  
6 Indiana.

7 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
8 THE CITY OF FORT WAYNE, INDIANA:

9 SECTION 1. The Common Council finds, determines, rati-  
10 fies and confirms the promotion of diversification of economic  
11 development and job opportunities in and near Fort Wayne,  
12 Indiana and in Allen County, is desirable to preserve the  
13 health, safety and general welfare of the citizens of the  
14 Issuer; and that it is in the public interest that Fort Wayne  
15 Economic Development Commission and said Issuer take such action  
16 as it lawfully may to encourage diversification of industry and  
17 promotion of job opportunities in and near said Issuer.

18 SECTION 2. The Economic Development Commission in  
19 recommending the project, found specifically that the project  
20 will not have an adverse competitive effect on similar facilities  
21 already constructed or operating in Allen County, Indiana, and  
22 the Common Council has also held a hearing and specifically finds  
23 that the project will not have an adverse competitive effect on  
24 similar facilities already constructed or operating in Allen  
25 County, Indiana.

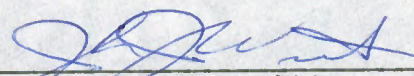
26 SECTION 3. The Common Council further finds, deter-  
27 mines, ratifies and confirms that the issuance and sale of reve-  
28 nue bonds in an amount not to exceed \$350,000.00 of the Issuer  
29 under the Act for the acquisition, construction and equipping of  
30 the Project and the sale or leasing of such a financing to the  
31 Applicant for such purposes will serve the public purpose  
32 referred to above, in accordance with the Act.



SECTION 4. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Common Council hereby finds, determines, ratifies and confirms that (i) it will take or cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing, or as it may deem appropriate in pursuance thereof, provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such ordinances and resolutions and authorize the execution and delivery of such instruments and the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development bonds.

SECTION 5. All costs of the Project incurred after the passage of this Inducement Resolution, including disbursement or repayment of the Applicant of monies expended by the Applicant for planning, engineering, interest paid during construction, underwriting expenses, attorney and bond counsel fees, acquisition, construction and equipping of the Project will be permitted to be included as part of the bond issue to finance said Project, and the Issuer will thereafter either sell or lease the same to the Applicant or loan the proceeds of such financing to the Applicant for the same purposes.

APPROVED AS TO FORM AND  
LEGALITY.

  
John J. Wernet, Attorney for the  
Economic Development Commission  
Dated this 12 day of Sept, 1983

  
COUNCILMAN



Read the first time in full and on motion by Jim Dunlap, seconded by Steve, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 9-13-83

Sandra E. Kennedy  
CITY CLERK

Read the third time in full and on motion by Jim Dunlap, seconded by Steve, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-27-83

Sandra E. Kennedy  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. 0-72-83 on the 27th day of September, 1983.

ATTEST:

(SEAL)

Sandra E. Kennedy  
CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of Sept., 1983, at the hour of 11:30 o'clock PM, E.S.T.

Sandra E. Kennedy  
CITY CLERK

Approved and signed by me this 30th day of September 1983, at the hour of 12 o'clock P M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR. - MAYOR



BILL NO. R-83-09-31

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ AUTHORIZING THE ISSUANCE AND SALE OF \$350,000.00  
ECONOMIC REVENUE BONDS OF THE CITY OF FORT WAYNE, INDIANA, FOR THE  
PURPOSE OF INDUCING THE APPLICANT, HARDEN INDUSTRIES, INC.

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA, CHAIRMAN

*Mark E. Giaquinta*

JAMES S. STIER, VICE CHAIRMAN

*James S. Stier*

JANET G. BRADBURY

*Janet G. Bradbury*

SAMUEL J. TALARICO

*Samuel J. Talarico*

DONALD J. SCHMIDT

*Donald J. Schmidt*

*Concurred in 9-27-83.*

*Sandra E. Kennedy*



APPLICATION TO  
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION  
FOR "LOANS THROUGH LENDERS" PROGRAM  
FORT WAYNE, INDIANA

I. GENERAL INFORMATION

- A. Name of Applicant: Harden Industries, Inc.
- B. Applicant's Principal Address: Box 80, Roanoke,  
Indiana 46783 Telephone: (219) 638-4522  
(219) 638-4198
- C. Applicant's legal organization (e.g. corporation,  
partnership, sole proprietorship, joint venture, etc.):  
Corporation
- D. Under laws of what state is the applicant organized?:  
Indiana
- E. Business in which applicant is engaged: Sales, Engineering  
and Manufacturing
- (1) S.I.C. Code: \_\_\_\_\_
- F. How long has applicant been in operation in Allen County?:  
None

II. MANAGEMENT

A. Principal Operating Personnel:

<u>Name</u>	<u>Title</u>
<u>Phillip L. Harden</u>	<u>Owner/President</u>
<u>Velma A. Harden</u>	<u>Owner/V.Pres &amp; Sec/Treas.</u>
_____	_____



- B. All persons or firms having an ownership interest of 10% or more in the applicant organization.

<u>Name</u>	<u>% Ownership</u>
<u>Phillip L. Harden</u>	<u>55</u>
<u>Velma A. Harden</u>	<u>45</u>

- C. Persons who have either a legal interest in the applicant or a debt obligation from/to the applicant, and are a member of either the Fort Wayne Economic Development Commission, Common Council of Fort Wayne, or Allen County Council:

None

- D. Has any person listed above been convicted of a felony, or convicted of, or enjoined from any violation of a state or federal securities law within the past ten years:

Yes \_\_\_\_\_ No X

### III. PROPOSED PROJECT

- A. Briefly describe the proposed project (attach renderings if available): Purchase of Real Estate and Improvements  
described on the attached sheets ~~needed~~ "\_\_\_\_\_".

- B. Proposed amount of bond issue: \$350,000

- C. How are the proceeds of the issue to be used (Itemize by category of expenditure): Purchase of building,  
real estate and improvements needed prior to occupancy.  
purchase of required equipment.

- D. Additional finance sources to be used if bond issue is not sufficient to complete proposed project: \_\_\_\_\_  
Peoples Trust Bank







K. Are septic tanks or other temporary sewage treatment and disposal facilities to be used in lieu of sewer:

Yes: \_\_\_\_\_ No: X

(1) If yes, describe facility: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

L. Briefly describe any adverse environmental impact upon land, air, water or noise which is anticipated as a result of the proposed project: None

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### IV. JOBS AND PAYROLLS -

A. Number of Employees:

(1) At time of application: 33

Full Time: 19 Part Time: 14

(2) Within year of project completion: 40

Full Time: 26 Part Time: 14

(3) Within 3 years of project completion: 80

Full Time: 60 Part Time: 20

B. Briefly describe the category and nature of the new jobs to be created: Technical: Design of proprietary and custom products, test equipment, printed wiring boards, etc.

Administrative, managerial, clerical, typing, sales,

Quality Assurance, Production Control, MIS, Purchasing,

Industrial Relations, Accounting.

Factory: Precision Machining (various types) Processing, Finishing, Mechanical & Electronic assembly, Wire & Solder Assembly, Inspection, Stores, Shipping, Receiving, Maintenance & Custodial.



C. Annual Payroll:

- (1) At time of application: \$420,000
- (2) Within year of project completion: \$504,000
- (3) Within 2 years of project completion: \$960,000

D. If project is not funded by the "Loan Through Lenders" program, is there a substantial possibility of loss of existing jobs in Allen County: Yes: X No:       

- (1) If yes, give number of jobs to be lost and approximate annual payroll loss:

All jobs mentioned in IV B above. Will move to another Indiana County that is working hard to attract us.

V. MISCELLANEOUS INFORMATION -

A. Applicant's net worth as of the end of the calendar quarter preceding the date of application:

July 31, 1983 - \$359,248 (See Financial Statement of Owners

B. Has the proposed project been informally reviewed by bond counsel: Yes:        No: X

- (1) If yes, what is name of bond counsel firm:

C. Name, address and telephone of contact person for further details on project:       

Phillip L. Harden (219) 638-4522 or 638-4198

Jon Walda, Peoples Trust Bank (219) 427-8392



## VI. APPLICANT'S CERTIFICATION

I/We certify that all information in this application and attached exhibits are true and complete to the best of my/our knowledge and belief. Verification may be obtained from any source named herein.

Phillip A. Harden      Sept 8, 1983  
(Signature)      (Date)

Velma G. Harden  
(Signature)

## VII. EXHIBITS

- A. Applicant's Financial Statements (for past 3 years).
- B. Applicant's Two Year Income Projection.
- C. Breakdown of project costs with written estimates from contractors and suppliers.
- D. Proof of applicant's equity contribution (if any).
- E. Schedule of Applicant's existing debt and encumbered assets.
- F. Personal financial statements for each owner (if applicable).
- G. Letter of commitment from local lender for a letter of credit.

Return to:

E.D.C. Coordinator  
Department of Economic Development  
City County Building, Room 840  
One Main Street  
Fort Wayne, IN 46802

(219) 427-1127





**HARDEN INDUSTRIES, INC.**  
**BOX 80, ROANOKE, IN 46783**

PHONE (219) 638 4522

September 8, 1983

To: The Fort Wayne Economic Development Committee

Ref: Harden Industries, Inc. Application for Loan  
Thru Lenders Program.

Harden Industries, Inc. and V H Electronics, Inc.  
will co-occupy the building with V H Electronics,  
Inc. leasing space from Harden Industries, Inc.

Harden Industries, Inc. is a newly formed corporation in the State of Indiana. It is privately owned and operated by Phillip L. Harden and Velma A. Harden. The Certificate of Incorporation was issued September 1, 1983.

V H Electronics, Inc. is an existing corporation in the State of Indiana. It was started on August 1, 1979 and operated as a proprietorship until incorporated on October 1, 1982. It is privately owned and operated by Velma A. Harden and Phillip L. Harden. V H Electronics, Inc. is a woman owned and operated business.

V H Electronics, Inc. major area of business is providing design engineering services with its primary customer being the U.S. Government. V H Electronics, Inc. also provides custom design and manufacturing of products and test equipment. Harden Industries, Inc. will be more production oriented.

Financial data provided is for V H Electronics, Inc., a healthy on-going business that will be moving into the facility, its employment and payroll projection are also given in the Application.

We sincerely hope that the Fort Wayne Economic Development Commission will approve this Application. We believe that V H Electronics, Inc. and Harden Industries, Inc. will become a valuable asset to Fort Wayne and we are anxious to become a part of your fair city.

Sincerely,

P.L. Harden, Pres.



V H ELECTRONICS, INC.

INCOME STATEMENT

July 1983

(Unaudited)

10 Mos. YTD

Dollars

SALES	\$640,871.49
COST OF SALES	<u>356,308.18</u>
GROSS MARGIN	284,563.31
ADMINISTRATIVE EXP.	<u>114,998.95</u>
SUB TOTAL	169,564.36
OTHER <INCOME > EXP.	<72.87>
INTEREST EXPENSE	<u>3,761.48</u>
EARNINGS BEFORE TAXES	\$165,875.75
TAXES ON INCOME:	
FEDERAL	<u>56,500.00</u>
	<u>\$109,375.75</u>



## BALANCE SHEET

July 1983

(Unaudited)

<u>Current Assets:</u>	<u>7-31-83</u>
Cash	\$16,706.41
Accts. Receivable (Net)	74,209.98
Notes Receivable	12,384.00
Inventories	4,323.75
Prepaid Expense	1,362.00
Other Current Assets	<u>589.00</u>
Total Current Assets	\$109,575.14
<u>Current Liabilities:</u>	
Notes Payable	
Accounts Payable	\$ 7,082.13
Accrued Payroll	8,072.63
Taxes Withheld	4,754.97
Accrued Taxes	630.38
Taxes on Income	34,789.67
Accrued Expenses	<u>          </u>
Total Current Liabilities	<u>\$55,329.78</u>
Working Capital	\$54,245.36
Property, Plant & Equipment	72,292.07
Accum. Depreciation	<13,067.00>
Other Non Current Assets	
Long Term Debt	
Other Non Current Liabilities	
Shareholders Equity	<u><u>\$113,470.43</u></u>
Capital Stock	
Additional Paid In Capital	\$ 4,094.68
Retained Earnings, Prior Yrs.	
Retained Earnings, Current Yrs.	<u>109,375.75</u>
Shareholders Equity	<u><u>\$113,470.43</u></u>



# BREAKDOWN OF PROJECT COSTS

Purchase of 17,968 sq. ft. 9 year old building on 1.89 acres of land	\$250,000
Improvements Required to convert 12,000 sq. ft. of Warehouse space in Building to Factory:	
Heating & Air Conditioning	14,100
Adding Two (2) Restrooms	3,200
Refurbishment of Offices (5,968 sq. ft.) and Parking Area (16,000 sq. ft.):	
Replace 418 sq. yd. Carpet @ \$10/sq. yd. Installed	4,180
*Storm Glazing of Windows	2,000
*Patch Walls & Paint	1,200
*Seal Asphalt	1,600
Equipment Required:	
Process Camera	25,000
Two Used CNC Milling Machines or equivalent	44,000
Pritchard Photometer with Mil Spec Option	15,000
*Air Compressor	1,500
*IBM Personal Computer w/Matrix Printer Dual Disc Drive & Color Monitor	5,700
*Telephone System	8,500
*Anticipated Moving Expense	<u>7,500</u>
PROJECT COST	\$383,480
APPLICANT'S EQUITY CONTRIBUTION	33,480
REQUESTED BOND ISSUE	\$350,000
*Included in Applicant's Equity Contribution	



ould consider contract  
or lease)

ARMORE AVENUE

Garage Door  
10' x 12' High

Truck  
Well  
10' High

15 Cn BL

15 MTL

12,000

5,968

(A)

(B)

Garage Door 12' x 12'

A - OFFICE

B - Warehouse

N



# AVAILABLE industrial building

Appraisal  
\$ 340,000.

**SIZE:** 17,968 sq. ft. on a 1.89 acre tract with 365.8' frontage on Ardmore Ave. and a depth of 224.98'.

**DESCRIPTION:** One-story 100' x 120' metal construction. Attached 40' x 163' office space. Building has steel frame, metal roof. Structure is in excellent condition. Office has asphalt shingle builtup roof.

**CEILING CLEARANCE:** 30' at center.

**FLOOR:** Concrete slab.

**ELECTRIC POWER:** Dependable power in any quantity will be provided by Indiana & Michigan Electric Company. Presently has 3 phase 200 AMP service.

**HEAT:** Gas F/A, central air conditioning throughout office building.

**PARKING:** 16,000 sq. ft. asphalt paved lot plus additional gravel lot.

**TERMS:** Sale or leasing arrangements can be made.

**POSSESSION:** Immediate.

**TRANSPORTATION:** U.S. Route 24 is located 1-3/4 miles north. Interstate Route 69 is located 3-1/4 miles west.

The Norfolk and Western Railroad has extensive facilities in the near proximity. The Penn Central Railroad also serves the Fort Wayne area.

Baer Field, 3 miles south, provides scheduled passenger and freight service.

**GAS:** Natural gas furnished by Northern Indiana Public Service Company.

**WATER:** Furnished by City of Fort Wayne.

**SEWER:** Furnished by City of Fort Wayne.

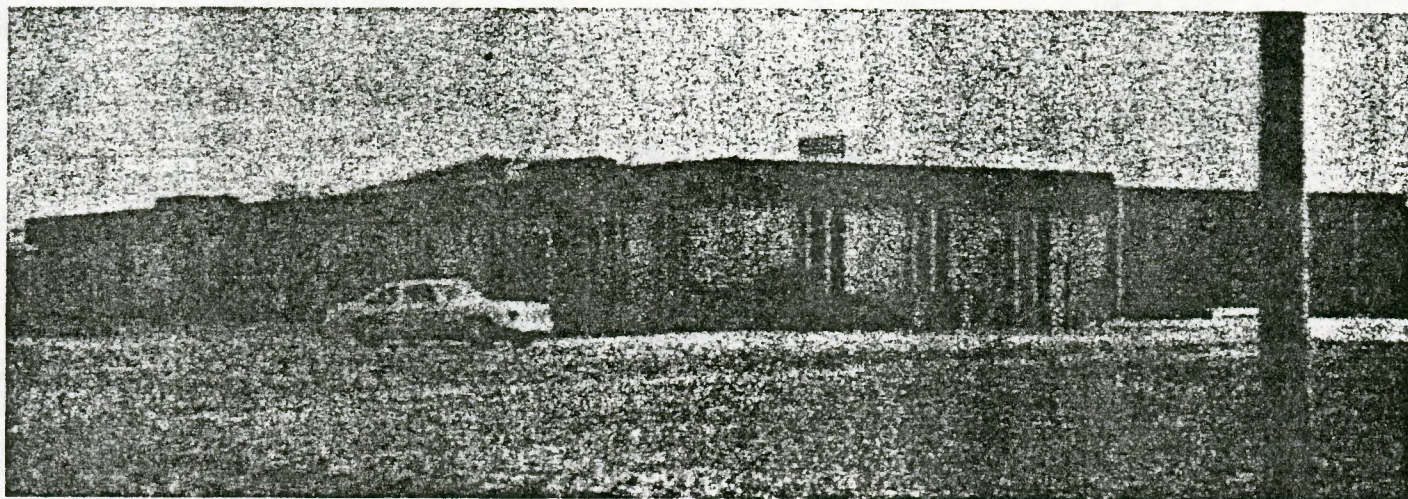
**TRUCK LOADING:** Truckwell with 8' x 10' overhead door. Two additional 10' x 12' overhead doors.

## **FOR ADDITIONAL INFORMATION CONTACT:**

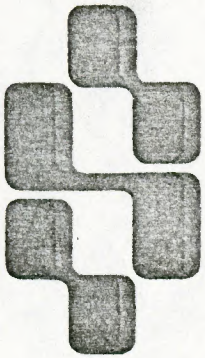
Luben Lazoff, C.P.M., R.P.A.  
N. B. Knapke & Co.  
1510 Lincoln Bank Tower  
Fort Wayne, Indiana 46802  
Telephone: (219) 424-1690

Jahn A. Rass  
McMahan Food Co., Inc.  
9200 East 146th Street  
Nabesville, Indiana 46060  
Telephone: (317) 773-2290

**LOCATION:** 7001-7003 Ardmore Ave. -Fort Wayne, Indiana







Mr. Phil Harden  
President  
Harden Industries, Inc.  
Box 80  
Roanoke, Indiana 46783

September 8, 1983

Dear Mr. Harden:

This letter is to confirm that Peoples Trust Bank is supportive of your recent decision to purchase a property on Ardmore Avenue under the "loans through lenders" program. Our commitment is as follows:

AMOUNT: Three Hundred Fifty Thousand and no/100 Dollars (\$350,000.00)  
Peoples Trust Bank Letter of Credit.

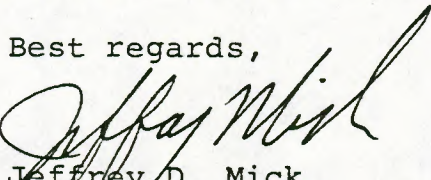
PURPOSE: To purchase real estate.

COLLATERAL: Real estate mortgage, assignment of lease rentals and personal guarantee of Mr. and Mrs. Phil Harden.

FEE: 1½% per annum payable annually in advance of the amount then outstanding. In addition, all legal expenses incurred by the Bank on behalf of the borrower.

If I can be of further assistance, please don't hesitate to contact me.

Best regards,

  
Jeffrey D. Mick  
Senior Vice President

JDM:gg